

001.A

0003

0009.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

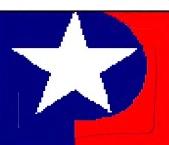
721,100 / 721,100

USE VALUE:

721,100 / 721,100

ASSESSED:

721,100 / 721,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: DESMIDT REBECCA FRIEDMAN

Owner 2: LEVINE MICHAEL EDWARD

Owner 3: FRIEDMAN NANCY/ TRUSTEE

Street 1: 15 LAFAYETTE ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DESMIDT REBECCA FRIEDMAN -

Owner 2: LEVINE MICHAEL EDWARD -

Street 1: 15 LAFAYETTE ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Wood Shingle Exterior and 1531 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7421																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	721,100			721,100		210585
							GIS Ref
							GIS Ref
							Insp Date
							05/10/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	721,100	0	.	.	721,100		Year end	12/23/2021
2021	102	FV	796,200	0	.	.	796,200		Year End Roll	12/10/2020
2020	102	FV	784,100	0	.	.	784,100	784,100	Year End Roll	12/18/2019
2019	102	FV	695,900	0	.	.	695,900	695,900	Year End Roll	1/3/2019
2018	102	FV	614,500	0	.	.	614,500	614,500	Year End Roll	12/20/2017
2017	102	FV	559,500	0	.	.	559,500	559,500	Year End Roll	1/3/2017
2016	102	FV	559,500	0	.	.	559,500	559,500	Year End	1/4/2016
2015	102	FV	374,800	0	.	.	374,800	374,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRIEDMAN NANCY		158-56	2	12/4/2020	Convenience		No	No	Nancy Friedman conveyed her 27% interest into	
PEREGRINE VLADI		158-56	1	7/17/2020			750,000	No	No	
RECUPERO CASEY		130-122		6/19/2014			600,000	No	No	
ELLIS CATHERINE		99-91		5/24/2007			460,000	No	No	
RICE JENNIFER		U77-65		11/19/2002			439,000	No	No	
RICE GEORGE		U67-139		2/15/2000	Family		170,000	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/14/2014	996	Renovate	60,784						9/9/2020	SQ Mailed	JO	Jenny O
9/2/2004	808	Re-Roof	5,500						5/10/2018	Measured	DGM	D Mann
									4/6/2015	Permit Visit	PC	PHIL C
									12/4/2008	MLS	MM	Mary M

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			PDAS.									
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1914	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict: G16	Fact: .			Floor: 2 - 2nd Floor				Totals	RMs: 6	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	6	2	2					
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:									
Sec Int Wall:		%		Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 2 - Softwood				Total:	18.6 %			Electric:									
Sec Floors:		%		CALC SUMMARY				Heating:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:									
Subfloor:				Size Adj.: 1.33582616				Totals	1	6	2						
Bsmnt Gar:				Const Adj.: 0.98990101													
Electric: 3 - Typical				Adj \$ / SQ: 403.312													
Insulation: 2 - Typical				Other Features: 64000													
Int vs Ext: S				Grade Factor: 1.00													
Heat Fuel: 2 - Gas				NBHD Inf: 1.29999995													
Heat Type: 3 - Forced H/W				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100	% AC:			Adj Total: 885913													
Solar HW: NO	Central Vac: NO			Depreciation: 164780													
% Com Wal	% Sprinkled			Depreciated Total: 721133													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:			Year:										
PARCEL ID 001.A-0003-0009.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
IMAGE AssessPro Patriot Properties, Inc																	